

Planning Commission Date: September 8, 2004

Item No.

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MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Staci Pereira

Public Hearing: Yes: X No:

Notices Mailed On: 8/27/04

Published On: 8/26/04

Posted On: 8/27/04

TITLE: **PLANNED UNIT DEVELOPMENT NO. PD2004-1, "S" ZONE APPROVAL NO. SZ2003-11 AND USE PERMIT NO. UP2003-37**

Proposal: Request for a residential Planned Unit Development with a maximum density of 216 senior and multifamily units, including three, 5-story buildings for the senior development with associated site improvements which include development standard deviations and a use permit for a parking reduction.

Location: 1696 S. Main Street (APN 86-34-017, -019 and -020)

RECOMMENDATION: **Continue to September 22, 2004.**

Applicant: USA Properties Fund, Attention: Milo Terzich, 2440 Professional Drive, Suite 100, Roseville, CA 95661

Property Owners: Clayton Scott, Main Street Investments, 10237 N. Boyd Avenue, Fresno, CA 93720

Fern E. Frost Trustee, All-Cal Equipment, 75 East Montague Expressway, Milpitas, CA 95035

Previous Action(s): "S" Zone Approval amendments, use permit

Environmental Info: Midtown Program EIR

General Plan Designation: Multi-family Very High Density

Present Zoning: Multi-family Very High Density ("R4")

Existing Land Use: Tile manufacturing plant and truck repair & maintenance facility

Agenda Sent To: Applicant & property owners

Attachments: Request for Continuance from applicant

PJ No. 3165

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BACKGROUND

The applicant is requesting a continuance in order to bring forth a more comprehensive project proposal. This continuance should allow sufficient time for the applicant to submit additional conceptual plans for the multifamily portion of the Planned Unit Development (PUD) in time for the Planning Commission's meeting on September 22, 2004.

RECOMMENDATION

Keep the public hearing open. Continue Planning Unit Development No. PD2004-1, "S" Zone Approval No. SZ2003-11 and Use Permit No. UP2003-37 to September 22, 2004.

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USA Properties Fund

September 2, 2004

VIA FAX: (408) 586-3293

James Lindsay
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

**Subject: Milpitas Senior Project
South Main & Montague Expressway**

Dear Mr. Lindsay:

USA Properties Fund, Inc. (USA) is pleased that the entitlement application for our proposed project is nearly ready to be heard by the Planning Commission.

In an effort to bring forth a proposal that is as comprehensive as possible, we are requesting that the Planning Commission Hearing be postponed two weeks to Wednesday, September 22 2004.

USA remains enthusiastic and proud of our proposal and looks forward to ironing out the last details necessary to bringing this project to fruition! Thank you for your consideration. If you have any questions or comments, please feel free to contact me at (916) 773-6060, xt. 234, or email at interzich@usapropfund.com.

Sincerely,
USA Properties Fund, Inc.



Milo L. Perzich, P.E.

Cc: Staci Pereira, City of Milpitas
Michael Hooper, Land Link Commercial
Geoff Brown, USA Properties Fund, Inc.
Katherine Klein, USA Properties Fund, Inc.
Michael McClery, USA Properties Fund, Inc.